

**Subject:** 01/12/2016 02:30 PM - Planning and Land Use Management Committee Meeting  
**From:** City Clerk  
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TITLE: Planning and Land Use Management Committee Meeting  
DATE: 01/12/2016  
TIME: 02:30 PM

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## PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, January 12, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org))

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ITEM NO. (1)

[15-1368](#)

CD 8

TIME LIMIT: 2/1/16; LAST DAY FOR COUNCIL ACTION: 1/29/15

Categorical Exemption and related California Environmental Quality Act findings and an appeal filed by Cheryl Branch from the entire determination of the Los Angeles City Planning Commission in approving a Conditional Use to permit the use, maintenance and operation of a correctional institution that provides support services for County, State and Federal parolees and inmates transitioning into society, with the addition of 15 beds, installation of a new security system, repair of damaged exterior doors and windows, upgrade the plumbing, electrical and mechanical systems and other improvements for a floor area of approximately 17,170 square feet, 140 beds (125 existing beds), outdoor recreation space and nine vehicle parking spaces, for property located at 1730 West Vernon Avenue, subject to modified Conditions of Approval.

Applicant: Bruce Brown, GEO Re-entry, Inc.  
Representative: Fernando Villa, Allen Matkins

Case No. CPC-2015-2119-CU

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (2)

[16-0020](#)

CD 14

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from Los Angeles City Planning Commission, Ordinance amending the existing [Q] Qualified Conditions, proposed ordinances establishing the Historic Broadway Sign District and the Broadway Streetscape Fund, for commercially zoned parcels fronting South Broadway in Downtown Los Angeles from 1st Street to 12th Street, encompassing the National Register Historic Broadway Theater and Entertainment District and adjacent blocks.

Applicant: City of Los Angeles

Case No. CPC-2014-2711-CDO-SN-ZC

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[15-1290](#)

CD 2

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/26/16

Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from RA-1 to (T)RS-1, and a preliminary parcel map to merge and re-subdivide two lots, 10,879 square foot lot abutting Ethel Street and a 10,569 square foot lot abutting Ampere Avenue that total 23,665 square feet, and one new single-family home remaining on the lot abutting Ampere Avenue for the property located at 7715 North Ethel Avenue.

Applicant: Great Homes, LLC  
Representative: Steve Nazemi, DHS and Associates, Inc.

Case No.: APCNV-2015-1355-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[15-1291](#)

CD 6

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/26/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from (Q)RD1.5-1 to (T)(Q)R3-1, for the proposed construction of a new 10-unit apartment building, with two levels of residential uses over one ground level of parking, and a maximum height of 30 feet, integrating with an existing adjacent 48-unit apartment complex on the 55,750 square-foot site, including 95 vehicle parking spaces and 64 bicycle parking spaces, for property located at 11051-11055 Arminta Street, subject to Conditions of Approval.

Applicant: Kurken Alyanakian, DDCM Incorporated

Case No.: APCNV-2015-1044-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

**DISPOSITION: REQUEST TO CONTINUE**

ITEM NO. (5)

[15-1292](#)

CD 6

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/26/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from QRD1.5-1 and RD2-1 to (T)(Q)R3-1, for the proposed construction of a new 12-unit apartment building, to be integrated with an adjacent existing 40-unit apartment complex on a 49,000 square-foot site, including 81 vehicle parking spaces and 56 bicycle parking spaces, for the property located at 11022-11038 Arminta Street, subject to Conditions of Approval.

Applicant: Kurken Alyanakian, DDCM Incorporated

Case No.: APCNV-2015-1042-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

**DISPOSITION: REQUEST TO CONTINUE**

ITEM NO. (6)

[15-1293](#)

CD 6

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/26/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from R1-1 to (T)(Q)R3-1, for the proposed construction of a new 20-unit apartment building, with two levels of residential uses over one ground level of parking, with a maximum height of 41 feet 10 inches, including 37 vehicle parking spaces and 22 bicycle parking spaces, for property located at 11065 Arminta Street, subject to Conditions of Approval.

Applicant: Kurken Alyanakian, DDCM Incorporated

Case No.: APCNV-2015-476-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

**DISPOSITION: REQUEST TO CONTINUE**

ITEM NO. (7)

[15-1370](#)

CD 12

TIME LIMIT: 2/1/15; LAST DAY FOR COUNCIL ACTION: 1/29/16

Mitigated Negative Declaration, Mitigation Monitoring Program, and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to Low Medium I Residential, and Ordinance to effect a Zone Change from A1-1 (Agricultural Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone), for the demolition of an existing church, nursery school and accessory buildings on a 198,633 square-foot lot and the construction of 58 single-family detached townhome condominiums that will be three-stories in height and include private patios and individual garages with two covered parking spaces for each unit for the property located at 22001 West Nordhoff Street, subject to modified Conditions of Approval. (The LACPC also approved a Site Plan Review for a residential development project of 50 units or more for this project).

Applicant: Seth Boots, KB Homes

Case No. CPC-2014-4198-GPA-ZC-ZAA-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (8)

[15-1320](#)

CD 13

CONTINUED FROM 12/15/15; IN COUNCIL: 1/13/16

TIME LIMIT: 1/17/16; LAST DAY FOR COUNCIL ACTION: 1/15/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings and appeals filed by Fran Offenhauser, David Carrera and Stephen Nourmand (Representative for Stephen Nourmand: Jayesh Patel, Pumilia, Patel and Adamec, LLP) from part of the determination of the Los Angeles City Planning Commission, approving the Zoning Administrator's Adjustment to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the Los Angeles Municipal Code, and approving the Site Plan Review for development project which creates or results in an increase of 50 or more guest rooms, for the demolition of a one-story, 14,208 square-foot warehouse and the construction, use and maintenance of an 11-story, 124 foot, 6 inch tall, 109,470 square-foot hotel with 200 rooms, 29 bicycle parking spaces and a subterranean garage with four levels for 144 automobile parking spaces, a lobby bar, ground floor restaurant, meeting rooms, a rooftop pool, fitness/spa and restaurant, for property located at 1523-1541 North Wilcox Avenue, subject to Conditions of Approval.

Applicant: 1541 Wilcox Hotel, LLC

Representative: Michael Gonzales Law Group

Case No. CPC-2014-3706-VZC-HD-ZAA-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (9)

[15-1441](#)

CD 13

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/22/16

Final Environmental Impact Report, Los Angeles City Planning Commission (LACPC) Report and an appeal filed by Fran Offenhauser, Hollywood Heritage, from part of the LACPC determination in approving the Site Plan Review and Density Bonus Incentives for a residential development consisting of 50 or more dwelling units, for property located at 1718, 1722-1730 North Las Palmas Avenue, 1719-1719 1/2 and 1727-1727 1/2 Cherokee Avenue, subject to modified Conditions of Approval.

Applicant: Hollywood Cherokee Ventures, LLC  
Representative: Kyndra Casper, Liner, LLC

Case No. CPC-2013-521-DB-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT  
MATTER JURISDICTION

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